



OFFERS OVER
£385,000
Bransdale Close
Warrington, WA5 3FW

PROPERTY SUMMARY

Welcome to this exquisite home located in the quiet cul-de-sac of Bransdale Close in the charming area of Whittle Hall, Warrington. This property boasts a fantastic location, offering both convenience and a sense of community.

As you step inside, you will be greeted by a high specification throughout, ensuring that every detail has been thoughtfully considered. The modern design and quality finishes create an inviting atmosphere, perfect for both relaxation and entertaining.

The heart of the home truly is in the kitchen here; with integrated appliances, kitchen island with built in wine-cooler and skylights ensuring that this room is bright and airy with plenty of natural light.

The secret to this home though is certainly the out-house! Fully equipped and fitted with electrics so you can host summer (and winter!) parties with your friends and family; overlooking the low-maintenance paved garden area.

The upstairs has three double-bedrooms, with the primary bedroom housing integrated wardrobes and a convenient en-suite.

Make sure to book a viewing today so you don't miss out!

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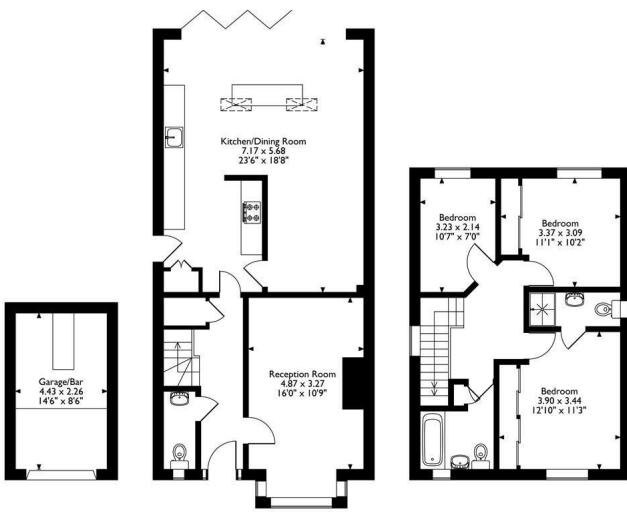
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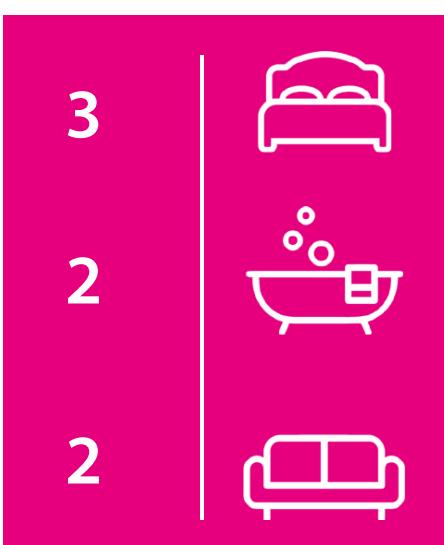




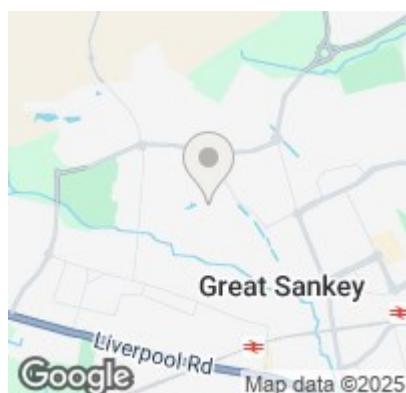
35, Bransdale Close, Great Sankey, Warrington
 Approximate Gross Internal Area
 Main House = 116 Sq M/1249 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 128 Sq M/1378 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the